

- NOTES:
- PROPERTY KNOWN AND DESIGNATED AS SECTION 204, BLOCK 1, LOT 6 ON THE OFFICIAL TAX MAP FOR THE VILLAGE OF SOUTH BLOOMING GROVE, ORANGE COUNTY, NEW YORK.
 - AREA: 434,797 S.F. OR 9.9816 AC.
 - THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A CERTIFICATE OF TITLE ISSUED BY STEWART TITLE INSURANCE COMPANY, TITLE NO. NY12274, HAVING AN EFFECTIVE DATE OF JUNE 24, 2024, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B:
 - UTILITY EASEMENT RECORDED AUGUST 20, 1914 IN LIBER 551 PAGE 287 [BLANKET EASEMENT FOR ELECTRIC WIRES AND FIXTURES. THE EXACT LOCATION OF THE ELECTRIC LINE CANNOT BE DETERMINED FROM THE PROVIDED DESCRIPTION]
 - DEDICATION FOR HIGHWAY PURPOSES RECORDED FEBRUARY 4, 1928 IN LIBER 883 PAGE 123 [WITH THE AID OF MAP REFERENCES 1, 2 & 6, IT WAS DETERMINED THAT THE DESCRIBED DEDICATION AREA LIES APPROXIMATELY 8,800 FEET SOUTHWEST OF THE SUBJECT PROPERTY]
 - DEDICATION FOR HIGHWAY PURPOSES RECORDED OCTOBER 16, 1929 IN LIBER 701 PAGE 403 [THE FIRST DESCRIBED DEDICATION IS SHOWN, WITH THE AID OF MAP REFERENCES 5 & 6 DEDICATIONS A, B & C LIE BETWEEN 130, AND 1850 FEET SOUTHWEST OF THE SUBJECT PROPERTY]
 - UTILITY EASEMENT RECORDED OCTOBER 7, 1930 IN LIBER 711 PAGE 291 [BLANKET EASEMENT FOR ELECTRIC POLES, WIRES AND APPURTENANCES. THE EXACT LOCATION OF THE ELECTRIC LINE CANNOT BE DETERMINED BUT IT SHOULD BE NOTED THAT THE DEED CALLS FOR A DOUBLE TRANSMISSION LINE WHICH WAS NOT OBSERVED AT THE TIME OF SURVEY]
 - UTILITY EASEMENT RECORDED OCTOBER 7, 1930 IN LIBER 711 PAGE 292 [BLANKET EASEMENT FOR ELECTRIC POLES, WIRES AND APPURTENANCES. THE EXACT LOCATION OF THE ELECTRIC LINE CANNOT BE DETERMINED FROM THE PROVIDED DESCRIPTION. IT SHOULD BE NOTED THAT THE DEED CALLS FOR THE TRANSMISSION LINE TO RUN ON THE "RIGHT HAND SIDE OF ROAD LEADING TOWARD WASHINGTONVILLE". IT WAS OBSERVED IN THE FIELD THAT THE TRANSMISSION LINES NEAR THE SUBJECT PROPERTY ARE ON THE OPPOSITE SIDE OF ROUTE 208 WHICH FITS THE WRITTEN DESCRIPTION]
 - UTILITY EASEMENT JANUARY 27, 1939 IN LIBER 808 PAGE 51 [BLANKET EASEMENT FOR ELECTRIC POLES, WIRES AND APPURTENANCES. THE EXACT LOCATION OF THE ELECTRIC LINE CANNOT BE DETERMINED FROM THE PROVIDED DESCRIPTION]
 - UTILITY EASEMENT JULY 12, 1947 IN LIBER 1050 PAGE 518 [BLANKET EASEMENT FOR ELECTRIC POLES, WIRES AND APPURTENANCES. THE EXACT LOCATION OF THE ELECTRIC LINE CANNOT BE DETERMINED FROM THE PROVIDED DESCRIPTION]
 - NOTES ON MAP FILED ON JANUARY 18, 1979 AS MAP NO. 4805 [OUTSIDE OF THE ZONING INFORMATION LISTED IN THE NOTES, THERE ARE NO SURVEY RELATED ITEMS TO SHOW. THE ZONING INFORMATION HAS NOT BEEN DEPICTED HEREON AS THE SAID INFORMATION MAY NOT BE UP TO DATE AND THIS ALTA SURVEY IS NOT CERTIFIED TO CHECKLIST ITEM 6A AND/OR 8B]
 - BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 36071C0318E, EFFECTIVE DATE: 2009, OBTAINED FROM FEMA NFHL WEB SERVICE ON 07-24-2024.
 - THE LOCATION AND EXTENTS OF UNDERGROUND TANKS AND VAULTS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.

- REFERENCES:
- WASHINGTONVILLE-MONROE COUNTY AID HIGHWAY NO. 3, MAP NO. 10, TOWN OF BLOOMING GROVE, ORANGE COUNTY, NEW YORK, DATED 04-13-1927.
 - WASHINGTONVILLE-MONROE COUNTY AID HIGHWAY NO. 3, MAP NO. 10 1/2, TOWN OF BLOOMING GROVE, ORANGE COUNTY, NEW YORK, DATED 04-13-1927.
 - WASHINGTONVILLE-MONROE COUNTY AID HIGHWAY NO. 3, PART 2, MAP NO. 1 A-B, TOWN OF BLOOMING GROVE, ORANGE COUNTY, NEW YORK, DATED 03-16-1928.
 - WASHINGTONVILLE-MONROE COUNTY AID HIGHWAY NO. 3, PART 2, MAP NO. 2, TOWN OF BLOOMING GROVE, ORANGE COUNTY, NEW YORK, DATED 06-30-1928.
 - WASHINGTONVILLE-MONROE COUNTY AID HIGHWAY NO. 3, PART 2, MAP NO. 3 A.B.C., TOWN OF BLOOMING GROVE, ORANGE COUNTY, NEW YORK, DATED 06-30-1928.
 - PLANS FOR RECONSTRUCTING THE WASHINGTONVILLE-MONROE, PART 2, COUNTY HIGHWAY NO. 3, SH 9057, PROVIDED BY NEW YORK STATE, DEPARTMENT OF TRANSPORTATION, DATED 1928 (29 PAGES).
 - SURVEY OF LANDS OF IRVING BELLAK, ROUTE NO. 208, TOWN OF BLOOMING GROVE, ORANGE COUNTY, NEW YORK, PREPARED BY CHUMARD & MCEVILLY, LAST REVISED, 01-13-1975, FILED AS MAP NO. 3649 ON 12-28-1975.
 - PLAN OF 4 LOT SUBDIVISION LANDS NOW OR FORMERLY OF MARIA SACIAS & MARY SHANNON, TOWN OF BLOOMING GROVE, ORANGE COUNTY, NEW YORK, PREPARED BY EUSTANCE & HOROWITZ, PC, LAST REVISED 11-17-1978, FILED AS MAP NO. 4805 ON 01-18-1979.
 - PRELIMINARY ASBUILT SURVEY, LANDS OF BLOOMING GROVE PROPERTY, LLC, 1197 NEW YORK STATE ROUTE #208, TOWN OF BLOOMING GROVE, ORANGE COUNTY, NEW YORK, PREPARED BY DANIEL P. YANOSH, N.Y.S. L.S., LAST REVISED 07-13-2006.
 - SURVEY OF PROPERTY FOR FRED SOWARD, TOWN OF BLOOMING GROVE, ORANGE COUNTY, NEW YORK, PREPARED BY JAMES A. DILLIN, PLS, LAST REVISED 09-01-2010.

SCHEDULE A LEGAL DESCRIPTION:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF BLOOMING GROVE, COUNTY OF ORANGE AND STATE OF NEW YORK, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF IRVING BELLAK, SAID POINT ALSO BEING 25 FEET NORTHERLY OF THE EXISTING CENTERLINE OF NEW YORK STATE ROUTE 208;

THENCE FROM SAID POINT OF BEGINNING AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NEW YORK STATE ROUTE 208, 25 FEET NORTHERLY OF THE EXISTING CENTERLINE AS IT WINDS AND TURNS IN A GENERALLY WESTERLY DIRECTION, SOUTH 54 DEGREES 29 MINUTES 10 SECONDS WEST 34.30 FEET TO A POINT;

THENCE SOUTH 59 DEGREES 44 MINUTES 09 SECONDS WEST 48.56 FEET TO A POINT;

THENCE SOUTH 65 DEGREES 20 MINUTES 44 SECONDS WEST 66.78 FEET TO A POINT;

THENCE SOUTH 68 DEGREES 04 MINUTES 53 SECONDS WEST 283.50 FEET TO A POINT;

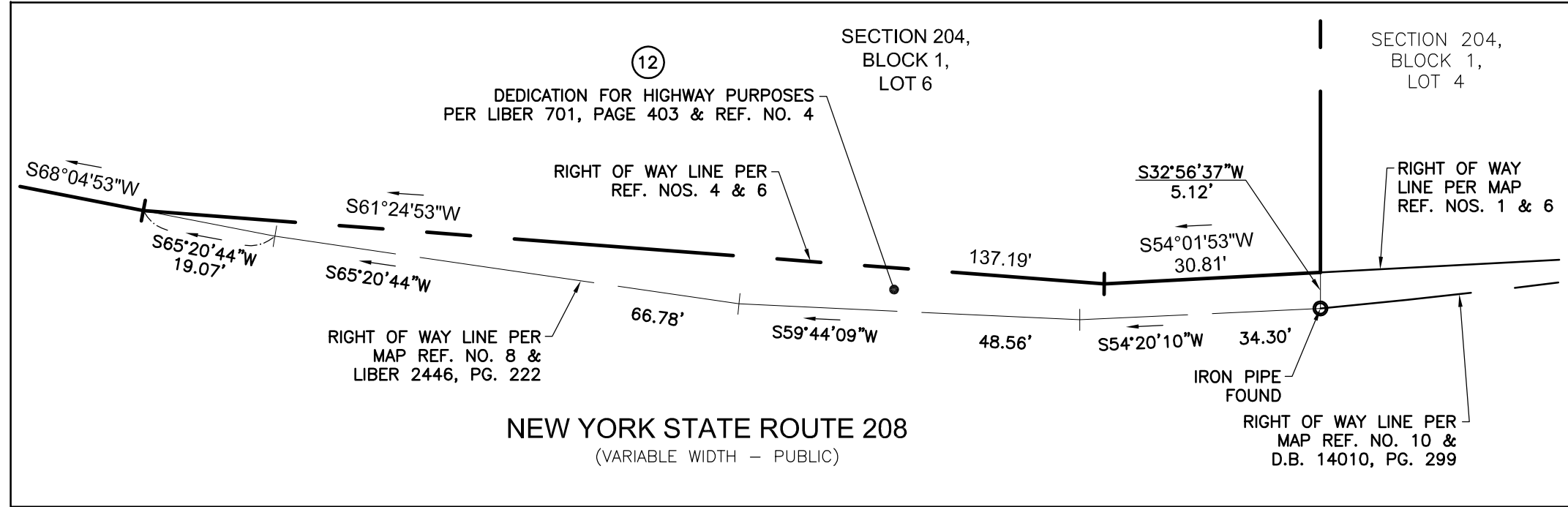
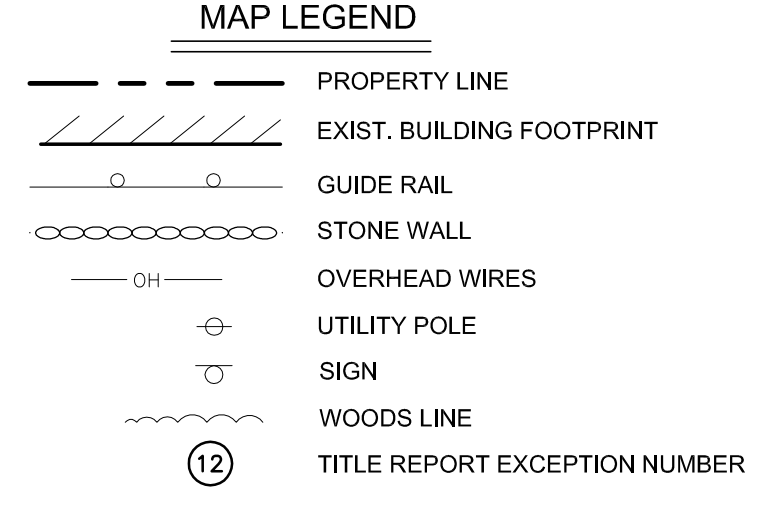
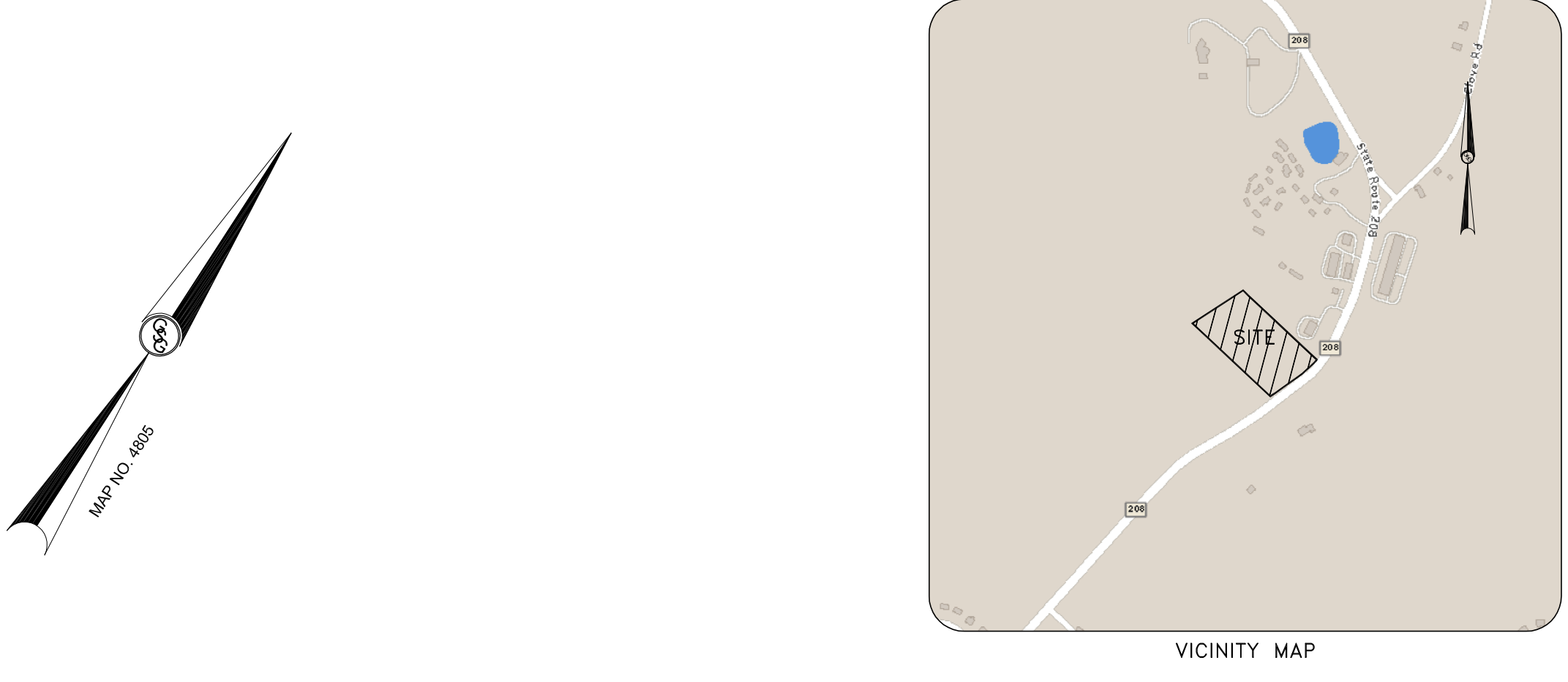
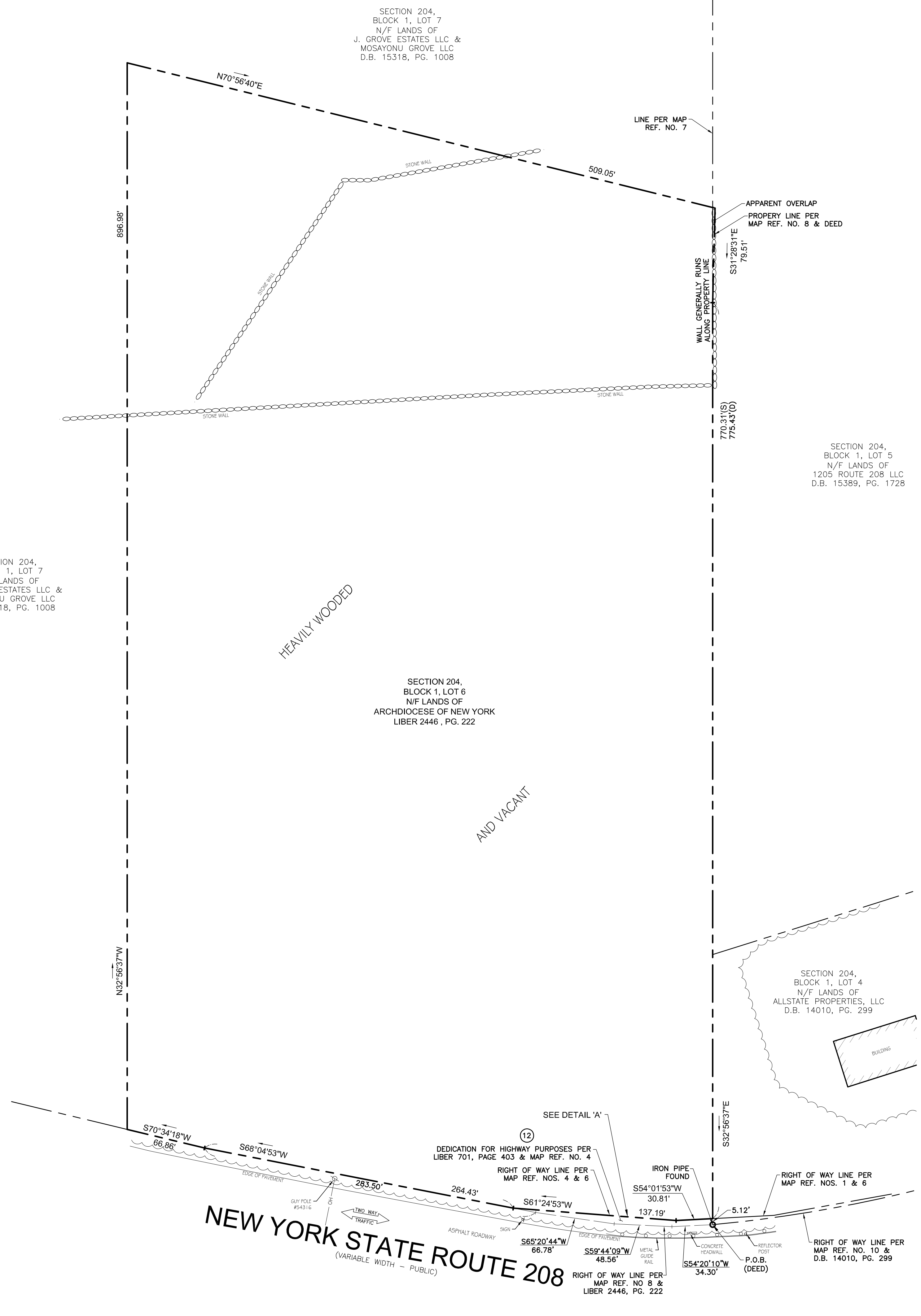
THENCE SOUTH 70 DEGREES 34 MINUTES 18 SECONDS WEST 66.86 FEET TO A POINT, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE LEAVING THE NORTHERLY SIDE OF NEW YORK STATE ROUTE 208 AND PASSING THROUGH LANDS NOW OR FORMERLY OF MARIA SACIAS ON THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- NORTH 32 DEGREES 56 MINUTES 37 SECONDS WEST 896.98 FEET TO A POINT; THENCE
- NORTH 70 DEGREES 56 MINUTES 48 SECONDS EAST 509.05 FEET TO A FENCE POST, SAID POST BEING IN THE LINE OF LANDS NOW OR FORMERLY OF SL COTTAGES, INC.;

THENCE ALONG A STONE WALL, AND THE LINE OF LANDS NOW OR FORMERLY OF SL COTTAGES, INC. SOUTH 31 DEGREES 28 MINUTES 31 SECONDS EAST 79.51 FEET TO A POINT;

THENCE CONTINUING ALONG THE LINE OF LANDS NOW OR FORMERLY OF SL COTTAGES, INC. AND FURTHER ALONG THE LINE OF LANDS NOW OR FORMERLY OF IRVING BELLAK, AND PASSING THROUGH A WIRE IN THE TREES AND STUMPS ON LINE, SOUTH 32 DEGREES 56 MINUTES 37 SECONDS EAST 775.43 FEET TO THE POINT OR PLACE OF BEGINNING.



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

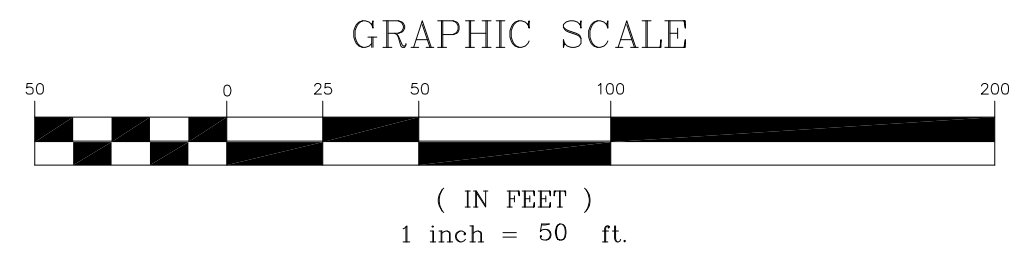
ALTA/NPS LAND TITLE SURVEY
 SECTION 204, BLOCK 1, LOT 6
 NEW YORK STATE ROUTE 208
 MONROE (VILLAGE OF SOUTH BLOOMING GROVE)
 COUNTY OF ORANGE
 STATE OF NEW YORK

GALLAS SURVEYING GROUP
 2865 U.S. ROUTE 1
 NORTH BRUNSWICK, NJ 08902
 TELE: 732-422-6700
 FAX: 732-940-6788
 www.gallasurvey.com

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| DATE | SCALE | DRAWN: | CHECKED: |
| 09-19-2024 | 1"=50' | R.M.C. | C.J.O. |
| FIELD DATE | FIELD BOOK | PAGE | FIELD CREW |
| 09-09 & 09-11-2024 | 211 | 154 & 158 | M.C.W./B.E.M. |
| FILE NO.: | DRAWING NAME/SHEET NO. | | |
| G24109 | G24109.DWG 1 OF 1 | | |



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE AND/OR IN THE STATE "KNOW WHAT'S BELOW" PUBLIC SERVICE COMMISSION, NEW YORK STATE CODE RULE 75.3



TO:
 ARCHDIOCESE OF NEW YORK
 STEWART TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 2, 3, 4, 8 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09-11-2024.

GREGORY S. GALLAS
 NEW YORK PROFESSIONAL LAND SURVEYOR #50124

DATE